



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
Diane M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2409259
Applicant Name: Debora Goodman for Greg Walton
Address of Proposal: 2444 Wickstrom Place Southwest

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two (2) unit lots in an environmentally critical area. This subdivision of property is only for the purpose of allowing the sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. The environmental review and construction of townhouses has been approved under Project #2201572 and #2402059.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two lots as a unit subdivision.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt** ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

**DPD Note: SEPA review has been done under MUP No. 2201572.

BACKGROUND DATA

Site & Area Description

The site is located in the Alki Beach area of West Seattle. It is located on the east side of Wickstrom Place Southwest, which is a dead end street, accessed from Alki Avenue Southwest via 54th Place Southwest. The site is currently developed with a single family residence.

The site is zoned Lowrise Duplex Triplex (LDT) and is located in the Alki Parking District overlay (AL). Adjacent properties are also zoned LDT. Surrounding properties are zoned Lowrise 2 (L-2) and Single Family 7200 (SF7200). The immediate vicinity is comprised primarily of single family homes and small-scale multifamily buildings.

The site is approximately 40 feet wide and 120 feet deep. It is mapped as an environmentally critical area because it contains areas of steep slope (>40% slope) and is located in a potential slide area. The site rises approximately 24 feet from west to east, with the majority of the slope being at the rear of the property.

Proposal Description

The proposal is to subdivide one parcel into two (2) unit lots. The proposed unit lot sizes are: A) 2,963 sq. ft. and B) 1,837 sq. ft. Each lot has direct pedestrian access provided from Wickstrom Place Southwest. Vehicle access is providing via a 10' curb cut along Wickstrom Place Southwest. Unit Lot A is provided direct vehicle access from the street. Unit Lot B has access via an easement across Unit Lot B.

Note that the construction of the townhouses had been approved for consistency with the applicable provisions of the Seattle Municipal Code under a separate permit (Project #2306042). The subject of this analysis and decision is only the proposed division of land.

Public Comments

The comment period for this proposal ended on January 26, 2005. No comment letters were received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040 no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the*

construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

Based on information provided by the applicant, referral comments from the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. Because this is a unit lot subdivision, development standards apply to the parent lot. There is no minimum lot size requirement in the LDT. The density standard stated in SMC Section 23.45.008, which permits no more than 1 unit for each 2000 square feet, is met for the development as a whole. The proposal conforms to development standards in all other respects. Hence, the proposal is deemed to comply with applicable Land Use Code requirements. Any additional new construction would be required to meet development standards of the Land Use Code for the parent lot.
2. The lots are provided vehicular access via a 10 foot curb cut along Wickstrom Place Southwest, consistent with the requirements of the Code.

The Seattle Fire Department has reviewed and approved this proposal for adequacy of access for emergency vehicles.

Seattle City Light provides electrical service to the subject property and has indicated an easement is required. The easement as described in "Exhibit A to City of Seattle Short Subdivision No. 2409259 P.M. #240310-4-012" shall be included on the final plat prior to recording.

3. This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The Short Plat application has been reviewed by Seattle Public Utilities and Water Availability Certificate No. 20041935 was issued on December 23, 2004.

Plan review requirements regarding stormwater/drainage were made at the time of building permit application.

4. One objective of the subdivision process is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing need. An equally important objective is to ensure that new development is compatible with neighborhood character. The proposed subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood because additional opportunities for owner occupied housing would be provided within the City limits. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.

5. This site has a steep slope environmentally critical area (ECA) near the east property line. Development has been approved under project 2201572 and 2402059, consistent with the ECA regulations.
6. The construction of the townhouse was subject to the provision of SMC 23.45.015.C, which provides that existing trees must be preserved or new trees must be planted.
7. Section 23.24.045B of the Seattle Municipal Code provides that sites developed or proposed to be developed with townhouses, cottage housing developments; residential cluster development and single-family housing may be subdivided into individual unit lots. The development as a whole shall meet development standards, however, as a result of this subdivision, development on the individual lots may be non-conforming. To assure that future owners have constructive notice that additional development may be limited due to nonconformities, the following statement shall be required to be included as a note on the final short subdivision:

The unit lots shown on this site are not separate buildable lot. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code.

The conformance of the proposed development as a whole with the applicable Code Provisions has been reviewed under Master Use Permit Numbers 2201572 and 2402059. Access easements and joint use and maintenance agreements shall be executed for parking areas and driveway and pedestrian access. Therefore, the proposed short subdivision conforms to the provisions of Section 23.24.045 for Unit Lot Subdivisions.

SUMMARY - SHORT SUBDIVISION

The lots to be created by this unit subdivision may not be individually consistent with the provisions of SMC 23.24.045 for the Lowrise Duplex Triplex zoning development standards such as setbacks, density, and structure width and depth. However, the development when considered as a whole meets all standards set forth in the Land Use Code. This unit subdivision is provided with vehicular access, and public and private utilities and access, including emergency vehicles. Adequate provisions for water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. An adequate provision for drainage control has also been provided.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval and any necessary fees.
3. Include an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light (aka Exhibit A) on the final Short Subdivision.
4. Insert the following on the face of the plat: "The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code.
5. Provide a joint maintenance and responsibility agreement for maintenance and use of shared walls on property lines and all ingress, egress and utility easements.

Signature: (signature on file) Date: March 17, 2005
Darlene Edwards, Senior Land Use Planner
Department of Planning and Development

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